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May 5, 2023

CN: 1-1-03-01

Submitted via Environmental Registry of Ontario

Hon. Steve Clark
Ministry of Municipal Affairs and Housing
17th Floor
777 Bay Street
Toronto ON M7A 2J3

Re: Town of Lincoln Bill 97 Comments – Proposed *Planning Act, City of Toronto Act 2006, Development Charges Act* and *Ministry of Municipal Affairs Act* changes through Bill 97, the proposed *Helping Homebuyers, Protecting Tenants Act* ERO 019-6821

On behalf of the Town of Lincoln Planning and Development Department, we have reviewed the recently released proposed regulations pertaining to Bill 97. As requested by the Ministry, we have prepared the following feedback in response to ERO posting #019-6821.

Appeals to Interim Control By-laws:

The Town is concerned that the expansion of appeal rights may result in delays in conducting required studies until after an appeal is resolved.

Site Plan Control:

Town staff recommend that additional prescribed areas should be considered such as heritage areas and central business districts, where residential developments of 10 or less dwelling units may have a significant impact.

Town staff also recommend that properties located adjacent to employment areas should also be considered for site plan control to ensure that land use compatibility matters are appropriately addressed.

Bill 109 Implementation:

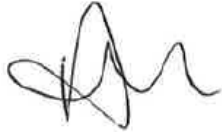
The Town is supportive of the implementation date for accelerated timelines to be July 1, 2023.

The Town recommends that smaller municipalities, such as the Town of Lincoln, be exempt and added as a prescribed municipality due to the significant impact fee loss may have.

Other:

The Town appreciates the opportunity to provide these comments and looks forward to participating in further consultation opportunities. Should you require any further information or clarification please do not hesitate to contact the undersigned.

Yours sincerely,



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